

## Executive Summary



|                       |                                                                  |
|-----------------------|------------------------------------------------------------------|
| <b>SALE PRICE:</b>    | \$750,000                                                        |
| <b>LOT SIZE:</b>      | 0.38 Acres                                                       |
| <b>BOROUGH:</b>       | Wilson                                                           |
| <b>BUILDING SIZE:</b> | 5,950 SF - Total<br>4,680 SF - Main Level<br>1,270 - Lower Level |
| <b>YEAR BUILT:</b>    | 1982                                                             |
| <b>ZONING:</b>        | R-2                                                              |
| <b>CROSS STREETS:</b> | Ferry Street                                                     |

### PROPERTY OVERVIEW

This dual-suite stand-alone office building offers flexibility to occupy or lease, featuring a recently refreshed parking lot and a climate-controlled lower level for expanded operations. Secure, accessible, and perfectly laid out for medical or business use.

### PROPERTY FEATURES

- Great for owner-user and investment opportunity
- Opportunity to lease a portion of the building while occupying the other Suite
- 17 dedicated spaces in a recently resealed parking lot—a premium for the area
- Both suites feature layouts specifically optimized for medical practitioners, therapists, or professional business offices
- Alarm system and security cameras installed
- Temperature controlled lower level offices and storage space
- Situated with easy connections to New Jersey, Route 22, and Route 33
- Close proximity to downtown Easton

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## Property Details

|                           |                                    |
|---------------------------|------------------------------------|
| <b>PROPERTY TYPE:</b>     | Office/Medical                     |
| <b>ADDRESS:</b>           | 50 S. 18th Street, Easton PA 18043 |
| <b>PARCEL NUMBERS:</b>    | L9SW2D 4 1                         |
| <b>LOT SIZE:</b>          | 0.38 AC                            |
| <b>ZONING:</b>            | R-2                                |
| <b>PARKING SPACES:</b>    | 15 + 2 Handicap Spaces             |
| <b>CROSS STREETS:</b>     | Ferry Street                       |
| <b>YEAR BUILT:</b>        | 1982                               |
| <b>UTILITIES:</b>         | Public Water & Sewer               |
| <b>GAS:</b>               | Connection Available at Street     |
| <b>NUMBER OF STORIES:</b> | 1 Plus Finished Lower Level        |



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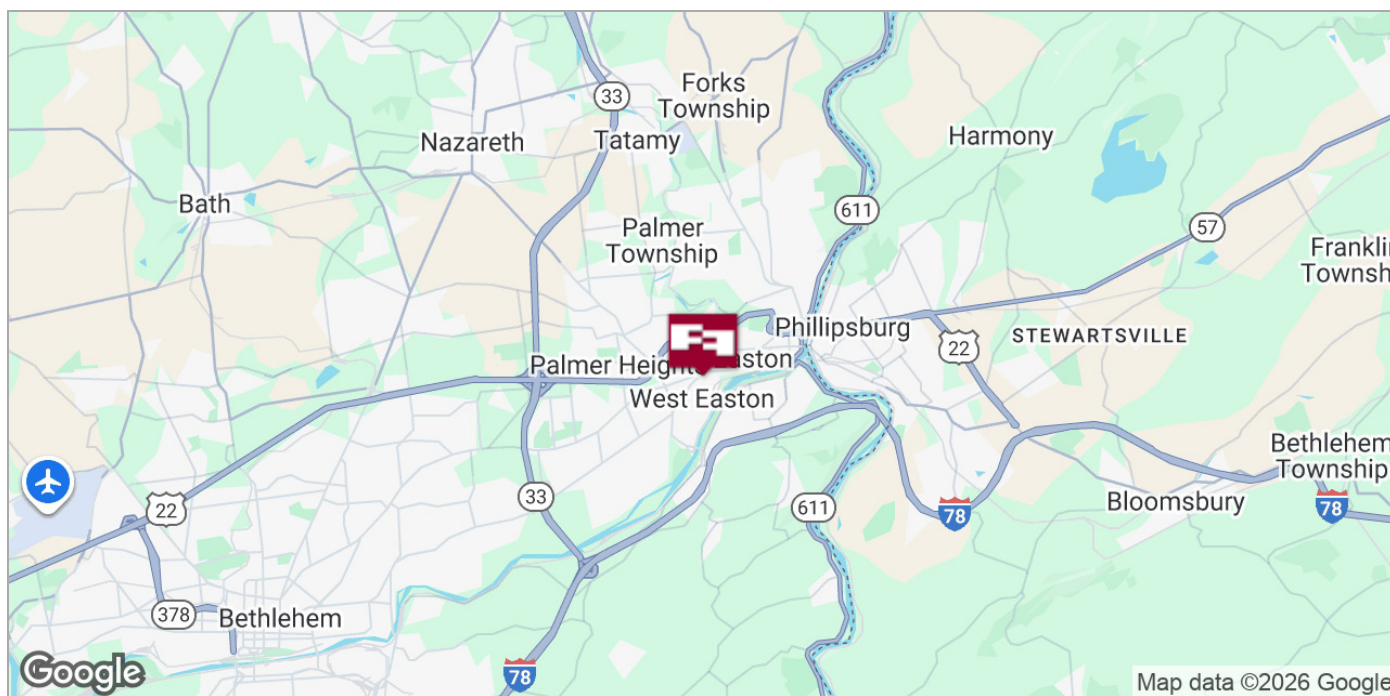
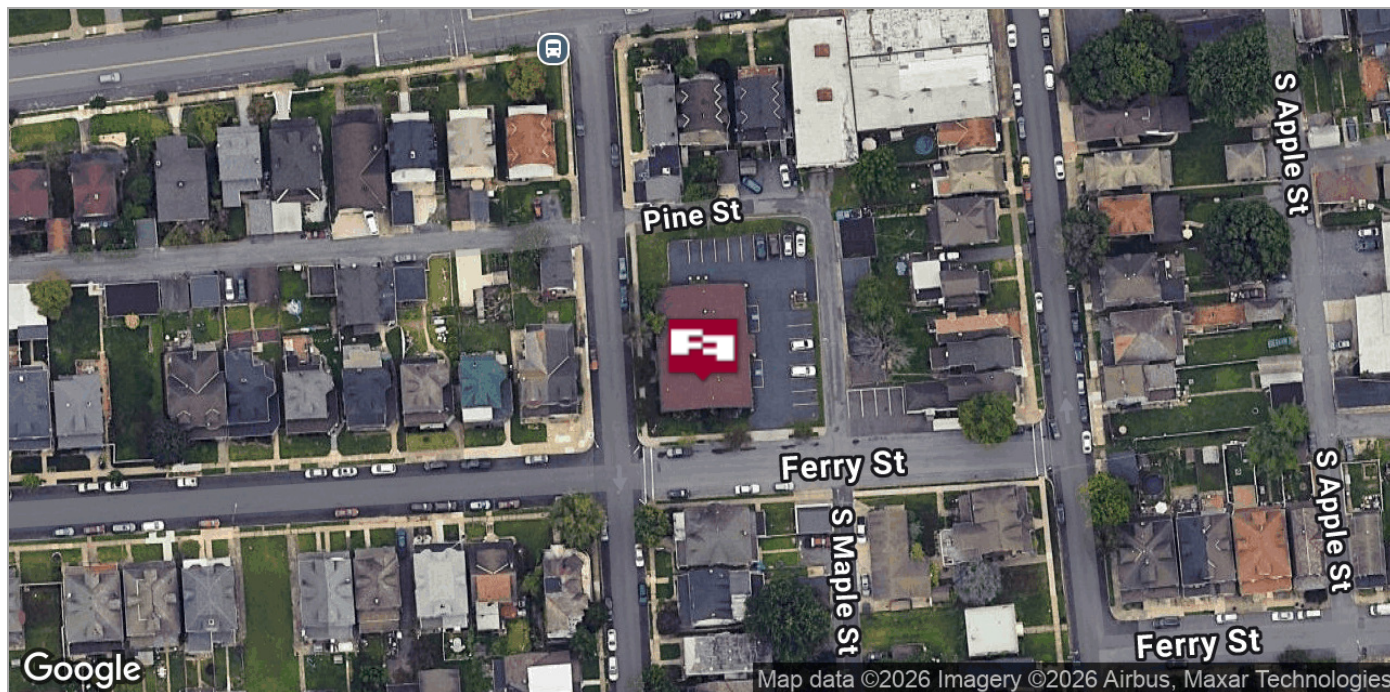








## Location Maps



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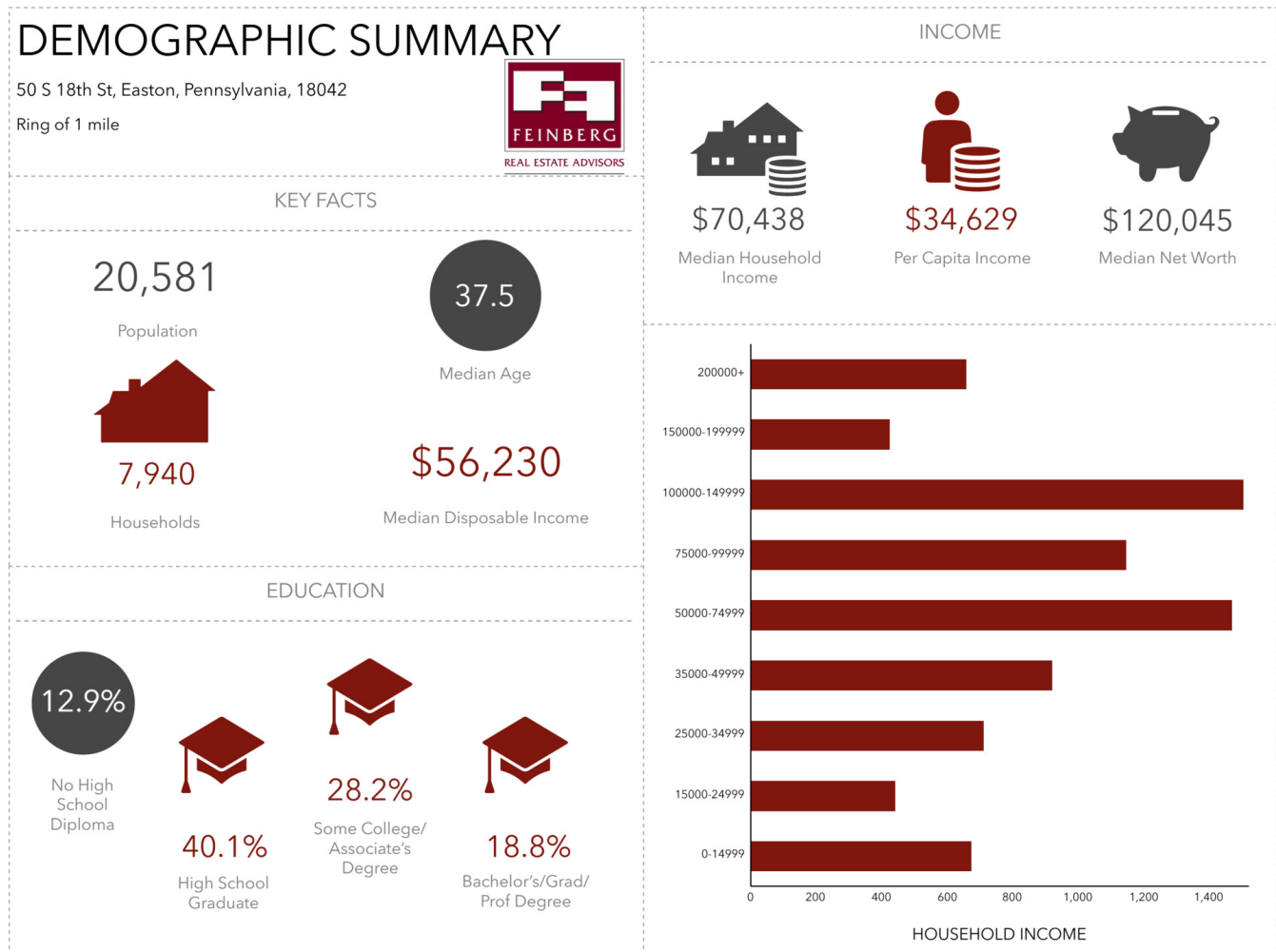
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## Demographic Summary



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